



## 20 Emblen St Eden

### POINT OF DIFFERENCE - UNDER CONTRACT

Uniquely positioned directly adjoining foreshore reserve to the rear giving direct access to Lake Curalo estuary, boardwalk/cycle track winding round to Eden's sports grounds and the crystal clear waters of Aslings Beach. Tucked away in a private court location, sound and true 3 bedroom home comprising upstairs, large living room (raked ceilings) out to a laser-light covered sunroom/informal dining, roomy kitchen with walk in pantry, 2 good sized bedrooms and main bathroom (shower, bath, vanity & wc). Downstairs via lift or stairs to a 3rd bedroom (ideal for guests or teenager) with ensuite, large store area/potential 4th br, laundry and double length carport. The fully fenced and established surrounds include a freestanding garage and large separate workshop/man cave. **Now and forever, front row position.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

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**Price** SOLD for \$600,000  
**Property Type** Residential  
**Property ID** 1737  
**Office Area** 0  
**Land Area** 651.30 m<sup>2</sup>

#### Agent Details

Chris Wilson - 0427 003 406

#### Office Details

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